

051.0

0004

0001.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

Total Card / Total Parcel

2,100,200 / 2,100,200

2,100,200 / 2,100,200

ASSESSED: 2,100,200 / 2,100,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
7		CENTRAL ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SAMPSON MARTHA /TRUSTEE	
Owner 2: SEVEN CENTRAL STREET TRUST	
Owner 3:	

Street 1: 16 SALISBURY ST

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry: Own Occ: N

Postal: 01890 Type:

**PREVIOUS OWNER**

Owner 1: SAMPSON RICHARD L/TRUSTEE -

Owner 2: SEVEN CENTRAL STREET TRUST -

Street 1: 7 CENTRAL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 13,994 Sq. Ft. of land mainly classified as Office with a Office Building built about 1927, having primarily Brick Exterior and 13959 Square Feet, with 10 Units, 1 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		13994		Sq. Ft.	Site		0	43.25	1.63	CG									988,860						988,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
340							13994.000		1,111,300				988,900		2,100,200						35526	
Total Card							0.321		1,111,300				988,900		2,100,200		Entered Lot Size				GIS Ref	
Total Parcel							0.321		1,111,300				988,900		2,100,200		Total Land:				GIS Ref	
Source: Market Adj Cost									Total Value per SQ unit /Card:		150.45		/Parcel: 150.4				Land Unit Type:				Insp Date	
																					10/19/18	

**USER DEFINED**

Prior Id # 1:	35526
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	19:19:01
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 051.0-0004-0001.0

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	1,111,400	0	13,994.	971,700	2,083,100	2,083,100	Year End Roll	12/18/2019
2019	340	FV	1,060,000	0	13,994.	914,600	1,974,600	1,974,600	Year End Roll	1/3/2019
2018	340	FV	1,060,000	0	13,994.	800,200	1,860,200	1,860,200	Year End Roll	12/20/2017
2017	340	FV	1,060,000	0	13,994.	628,800	1,688,800	1,688,800	Year End Roll	1/3/2017
2016	340	FV	1,060,000	0	13,994.	628,800	1,688,800	1,688,800	Year End	1/4/2016
2015	340	FV	905,500	0	13,994.	571,600	1,477,100	1,477,100	Year End Roll	12/11/2014
2014	340	FV	905,500	0	13,994.	571,600	1,477,100	1,477,100	Year End Roll	12/16/2013
2013	340	FV	905,500	0	13,994.	571,600	1,477,100	1,477,100		12/13/2012

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMPSON RICHARD	53304-135		7/30/2009	Intra-Corp	900,000	No	No		
	19057-499		5/1/1988			1	No	No	F

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2016	1060	Renovate	69,979	C				
9/3/2014	1109	Manual	26,250		9/3/2014			Roof top ballast m
7/16/2010	835	Sign	5,000					
7/17/2006	594	Inter Fi	65,000	C		G8	GR FY08	
9/27/2001	701	Alterati	5,000	C				FRAME NEW OFFICE
10/9/1996	522	Manual	3,100	C				DOOR

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	PH	Patrick H
4/20/2009	Meas/Inspect	197	PATRIOT
5/9/2000	Meas/Inspect	197	PATRIOT
7/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

